

IN THE MATTER between **NWT HOUSING CORPORATION**, Applicant, and
BERNICE BEAVERHO AND EDZO NITSIZA, Respondents;

AND IN THE MATTER of the **Residential Tenancies Act** R.S.N.W.T. 1988, Chapter
R-5 (the "Act") and amendments thereto;

AND IN THE MATTER of a Hearing before, **HAL LOGSDON**, Rental Officer,
regarding the rental premises at **WHATI, NT**.

BETWEEN:

NWT HOUSING CORPORATION

Applicant/Landlord

- and -

BERNICE BEAVERHO AND EDZO NITSIZA

Respondents/Tenants

ORDER

IT IS HEREBY ORDERED:

1. Pursuant to sections 84(3) and 41(4)(a) of the *Residential Tenancies Act*, the previous order (file #10-12156, filed on September 22, 2011) is rescinded and the respondents are ordered to pay the applicant rent arrears in the amount of thirty thousand three hundred nineteen dollars (\$30,319.00).
2. Pursuant to section 41(4)(c) of the *Residential Tenancies Act*, the tenancy agreement between the parties for the premises known as Unit 1106, Whati, NT, shall be terminated on August 15, 2012 and the respondents shall vacate the premises on that date.

DATED at the City of Yellowknife, in the Northwest Territories this 27th day of July,
2012.

Hal Logsdon
Rental Officer

IN THE MATTER between **NWT HOUSING CORPORATION**, Applicant, and
BERNICE BEAVERHO AND EDZO NITSIZA, Respondents.

AND IN THE MATTER of the **Residential Tenancies Act** R.S.N.W.T. 1988, Chapter
R-5 (the "Act");

AND IN THE MATTER of a Hearing before **Hal Logsdon**, Rental Officer.

BETWEEN:

NWT HOUSING CORPORATION

Applicant/Landlord

-and-

BERNICE BEAVERHO AND EDZO NITSIZA

Respondents/Tenants

REASONS FOR DECISION

Date of the Hearing: July 27, 2012

Place of the Hearing: Yellowknife, NT via teleconference

Appearances at Hearing: Jessica Relucio, representing the applicant

Date of Decision: July 27, 2012

REASONS FOR DECISION

The respondents were served with Notices of Attendance sent by registered mail and confirmed delivered. The respondents failed to appear at the hearing and the hearing was held in their absence.

The applicant alleged that the respondents had breached a previous order to pay the monthly rent on time and to pay rent arrears in installments of \$100/month until the rent arrears were paid in full. The applicant requested that the previous order be rescinded and that the respondents be ordered to pay the full amount of the rent arrears in lump sum. The applicant also sought an order terminating the tenancy agreement and an eviction order. The premises are subsidized public housing.

The applicant provided a statement of the rent account which indicated a balance owing as at June 1, 2012 of \$29,776. The applicant testified that since that date the July rent of \$543 had come due and no payments had been received bringing the balance owing to \$30,319.

I find the respondents in breach of the previous order and their obligation to pay rent. In my opinion, there are sufficient grounds to terminate the tenancy agreement. The respondents have shown no inclination to pay the rent or address the rent arrears.

The previous order (file #10-12156, filed on September 22, 2011) is rescinded and the

respondents are ordered to pay the rent arrears of \$30,319. The order shall terminate the tenancy agreement on August 15, 2012 and require the respondents to vacate the premises on that date.

An eviction order to be effective on August 16, 2012 shall be issued separately.

Hal Logsdon
Rental Officer